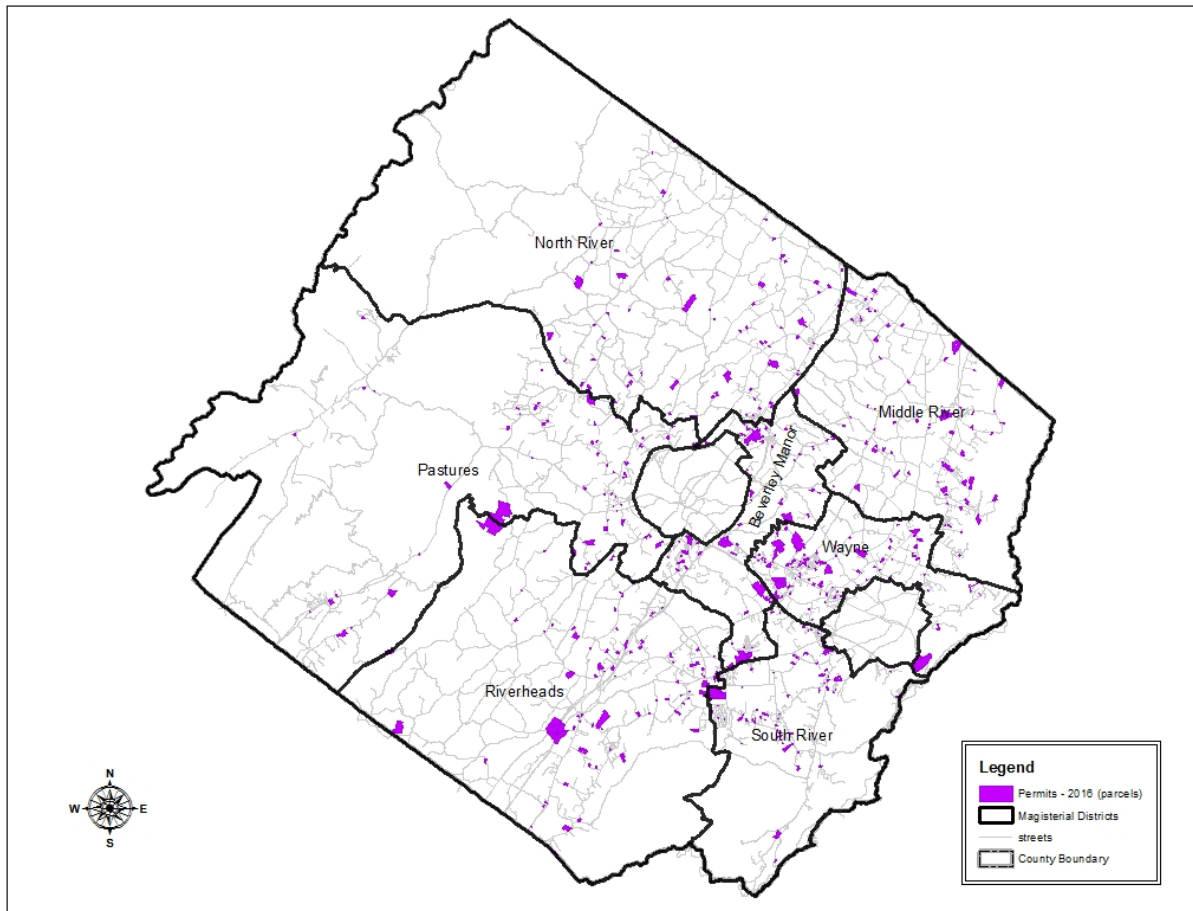


# COUNTY OF AUGUSTA

## BUILDING INSPECTION DEPARTMENT

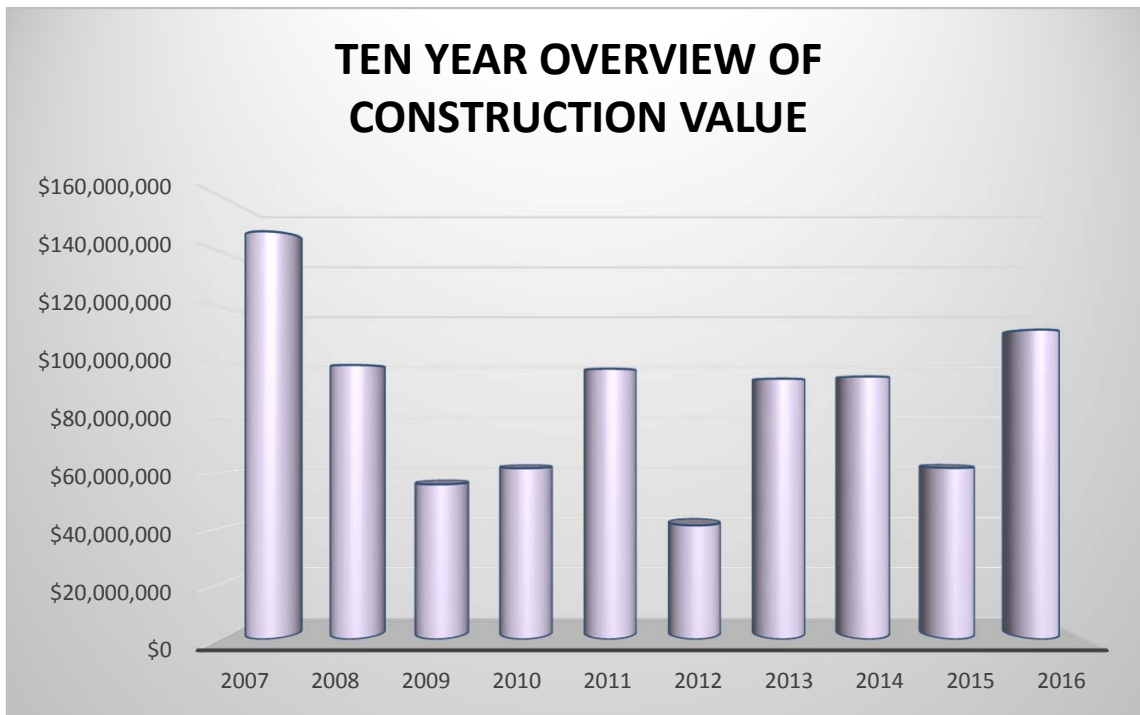


# 2016

# ANNUAL REPORT

## BUILDING PERMITS ISSUED 2007 - 2016

YEAR	NO. PERMITS	VALUE
2007	1,241	\$147,111,431
2008	1,117	\$98,864,017
2009	868	\$55,698,841
2010	791	\$61,559,301
2011	763	\$97,490,319
2012	780	\$40,955,065
2013	728	\$93,922,637
2014	801	\$94,707,519
2015	812	\$61,667,740
2016	826	\$111,606,991



## FOUR-YEAR SUMMARY OF PERMIT ACTIVITY

	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b><u>BUILDING DIVISION</u></b>				
No. Bldg. Permits Issued	728	801	812	826
Value New Construction	\$75,334,117	\$73,076,397	\$46,408,760	\$91,824,173
Value Alteration/Repair	\$18,588,520	\$21,631,122	\$15,258,980	\$19,782,818
Fees Collected	\$134,506.61	\$215,736.82	\$156,168.68	\$162,731.40
Total No. of Inspections	2,635	2,612	2,972	2,946
Miles Traveled	23,985	24,286	24,909	25,030
<b><u>ELECTRICAL DIVISION</u></b>				
No. Elec. Permits Issued	814	798	877	821
Value of Elec. Work	\$8,362,104	\$5,079,048	\$8,212,758	\$8,026,560
Fees Collected	\$52,852.53	\$52,645.17	\$59,102.35	\$51,587.68
Total No. of Inspections	1,839	1,763	1,988	1,886
Miles Traveled	16,579	16,754	17,002	16,571
<b><u>PLUMBING DIVISION</u></b>				
No. Plum. Permits Issued	416	468	433	436
Value of Plumbing Work	\$3,302,444	\$3,006,005	\$2,287,223	\$3,498,912
Fees Collected	\$29,840.10	\$38,687.10	\$30,630.60	\$30,248.35
Total No. of Inspections	1,282	1,177	1,396	1,376
Miles Traveled	11,112	10,733	11,568	11,670
<b><u>MECHANICAL DIVISION</u></b>				
No. Mech. Permits Issued	603	573	631	629
Value of Mech. Work	\$6,026,489	\$12,147,359	\$7,283,433	\$9,561,430
Fees Collected	\$33,141.74	\$32,012.73	\$40,275.45	\$31,003.13
Total No. of Inspections	1,124	1,020	1,248	1,231
Miles Traveled	9,781	9,653	10,464	10,506
<b><u>MANUFACTURED HOMES</u></b>				
No. MH Permits Issued	53	68	56	62
Value of Homes	\$1,986,132	\$2,062,373	\$2,007,459	\$2,594,882
Fees Collected	\$3,978.00	\$5,202.00	\$4,207.50	\$4,513.50
Total No. of Inspections	167	179	157	167
Miles Traveled	1,301	1,485	1,203	1,246
<b><u>SUMMARY</u></b>				
Total Permits Issued	2,614	2,708	2,809	2,774
Value of All Permits	\$113,599,806	\$117,002,304	\$81,458,613	\$135,288,775
Total Fees Collected	\$254,318.98	\$344,283.82	\$290,384.58	\$280,084.06
Total No. of Inspections	7,047	6,751	7,761	7,606
Total Miles Traveled	62,758	62,911	65,146	65,023
<b>NON TAXABLE CONST.</b>	\$1,257,462	\$10,328,648	\$2,652,306	\$38,364,241
<b><u>EROSION &amp; SEDIMENT CONTROL</u></b>				
Total Permits Issued	183	168	186	203
Total No. of Inspections	517	491	568	575
Miles Traveled	4,453	4,444	4,250	4,332

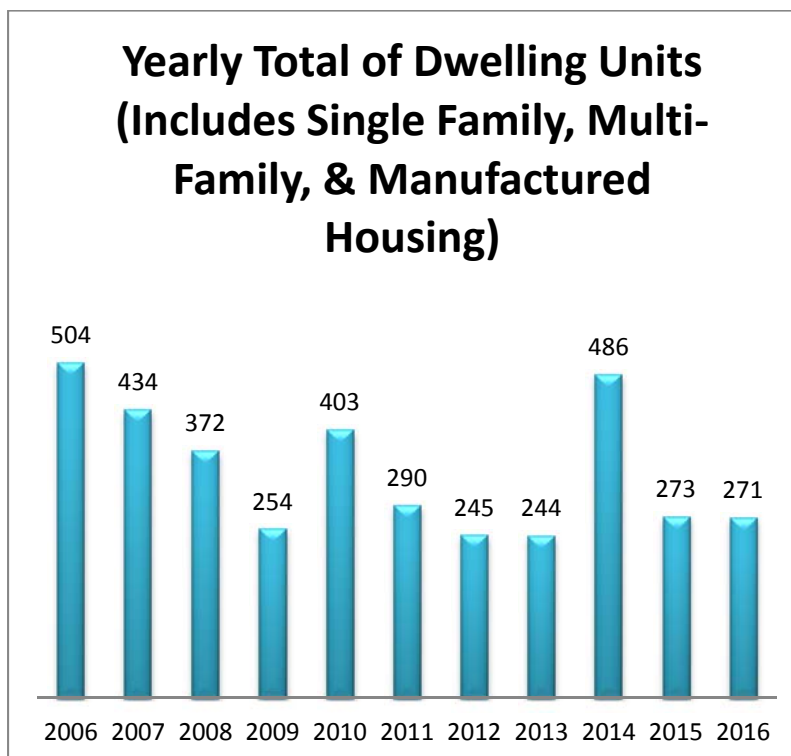
## HOUSING UNITS 2016

	NO.	VALUE
SINGLE FAMILY DWELLINGS	163	\$31,898,818
MULTI-FAMILY UNITS	46	\$4,404,000
MANUFACTURED HOME UNITS	62	\$2,594,882
TOTAL ALL DWELLING UNITS	271	\$38,897,700

The number of single family dwelling permits remained consistent with last year's total, with 1 less unit in 2016. The average value was also relatively unchanged, showing a 1.1% decrease. The average square footage decreased to 2,002 from 2,123 square feet in 2015.

Multi-family showed a slight decrease as well, with 46 units as compared to 53 units in 2015. However, the average value increased by \$10,650. The average square footage was 1,425 for 2016.

Manufactured homes increased in 2016, with 6 more units than 2015. The average value per unit also increased from \$35,847 in 2015 to \$41,852 in 2016.



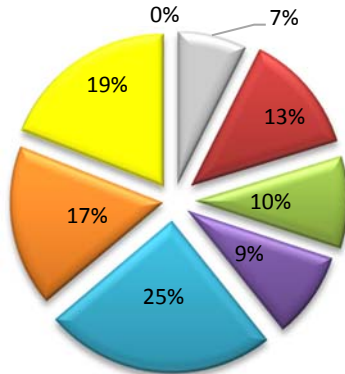


## Housing Units By District 2010 - 2016

<b>SINGLE FAMILY</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>TOTALS</b>
BEVERLEY MANOR	1	7	19	7	14	15	12	<b>75</b>
MIDDLE RIVER	32	13	14	19	21	28	21	<b>148</b>
NORTH RIVER	10	18	22	23	20	24	16	<b>133</b>
PASTURES	18	5	16	16	11	15	15	<b>96</b>
RIVERHEADS	19	37	21	35	45	34	40	<b>231</b>
SOUTH RIVER	21	27	14	20	28	26	28	<b>164</b>
WAYNE	14	16	19	26	28	22	31	<b>156</b>
CRAIGSVILLE	1		2	1	1			<b>5</b>
<b>TOTAL SINGLE FAMILY</b>	<b>116</b>	<b>123</b>	<b>127</b>	<b>147</b>	<b>168</b>	<b>164</b>	<b>163</b>	<b>1,008</b>
<b>MULTI-FAMILY</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>TOTALS</b>
BEVERLEY MANOR	2		2	2	4	4	6	<b>20</b>
MIDDLE RIVER								<b>0</b>
NORTH RIVER	84						2	<b>86</b>
PASTURES								<b>0</b>
RIVERHEADS		96				24		<b>120</b>
SOUTH RIVER	2		8	13	4	8	8	<b>43</b>
WAYNE	96		46	29	242	17	30	<b>460</b>
CRAIGSVILLE								<b>0</b>
<b>TOTAL MULTI-FAMILY</b>	<b>184</b>	<b>96</b>	<b>56</b>	<b>44</b>	<b>250</b>	<b>53</b>	<b>46</b>	<b>729</b>
<b>MANUF. HOMES</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>TOTALS</b>
BEVERLEY MANOR	35	15	19	14	22	7	16	<b>128</b>
MIDDLE RIVER	18	23	14	17	25	24	17	<b>138</b>
NORTH RIVER	8	5	8	6	6	9	7	<b>49</b>
PASTURES	4	3	3	1	6	3	5	<b>25</b>
RIVERHEADS	15	14	6	5	6	8	7	<b>61</b>
SOUTH RIVER	9	3	7	4	1	3	4	<b>31</b>
WAYNE	9	7	4	6	2	2	5	<b>35</b>
CRAIGSVILLE	5	1	1				1	<b>8</b>
<b>TOTAL MANUF. HOMES</b>	<b>103</b>	<b>71</b>	<b>62</b>	<b>53</b>	<b>68</b>	<b>56</b>	<b>62</b>	<b>475</b>
<b>TOTAL ALL UNITS</b>	<b>403</b>	<b>290</b>	<b>245</b>	<b>244</b>	<b>486</b>	<b>273</b>	<b>271</b>	<b>2,212</b>

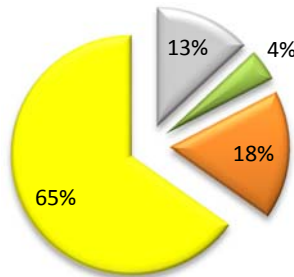
## Single Family Dwellings by District 2016

BM MR NR P R SR W C



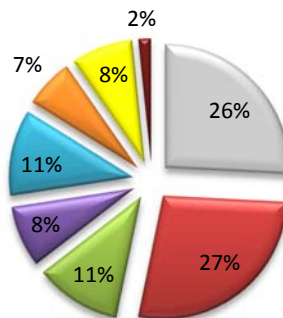
## Multi-Family Units by District 2016

BM MR NR P R SR W C



## Manufactured Homes by District 2016

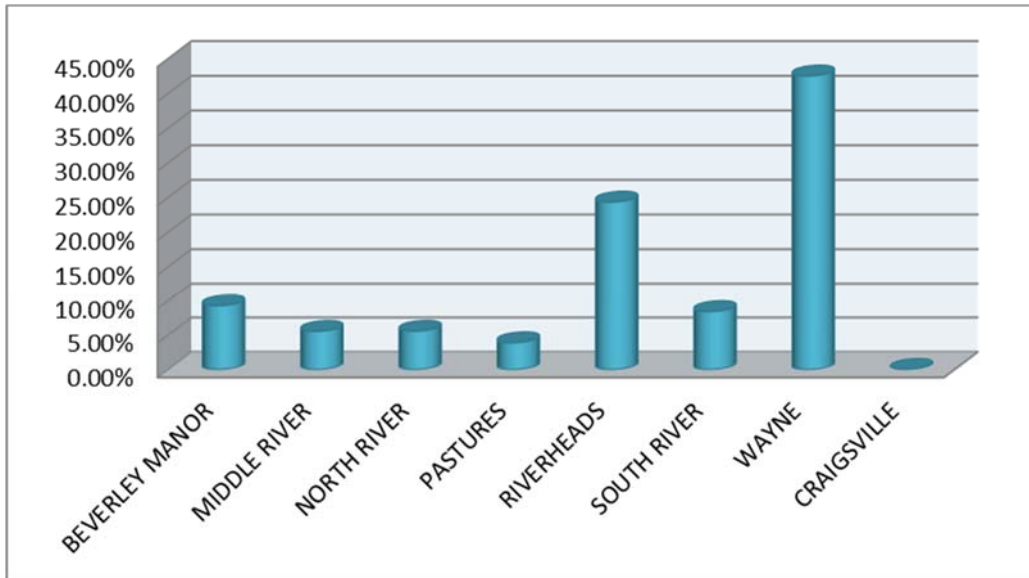
BM MR NR P R SR W C



## CONSTRUCTION BY DISTRICT (Two Year Comparison)

DISTRICT	NO. PERMITS		VALUE	
	2015	2016	2015	2016
BEVERLEY MANOR	127	122	\$12,932,160	\$10,392,355
MIDDLE RIVER	125	109	\$6,716,497	\$6,241,326
NORTH RIVER	81	91	\$6,919,097	\$6,268,950
PASTURES	55	81	\$4,947,983	\$4,412,192
RIVERHEADS	136	126	\$9,989,251	\$27,226,608
SOUTH RIVER	125	122	\$7,700,333	\$9,446,551
WAYNE	155	172	\$12,311,724	\$47,523,509
CRAIGSVILLE	8	3	\$150,695	\$95,500

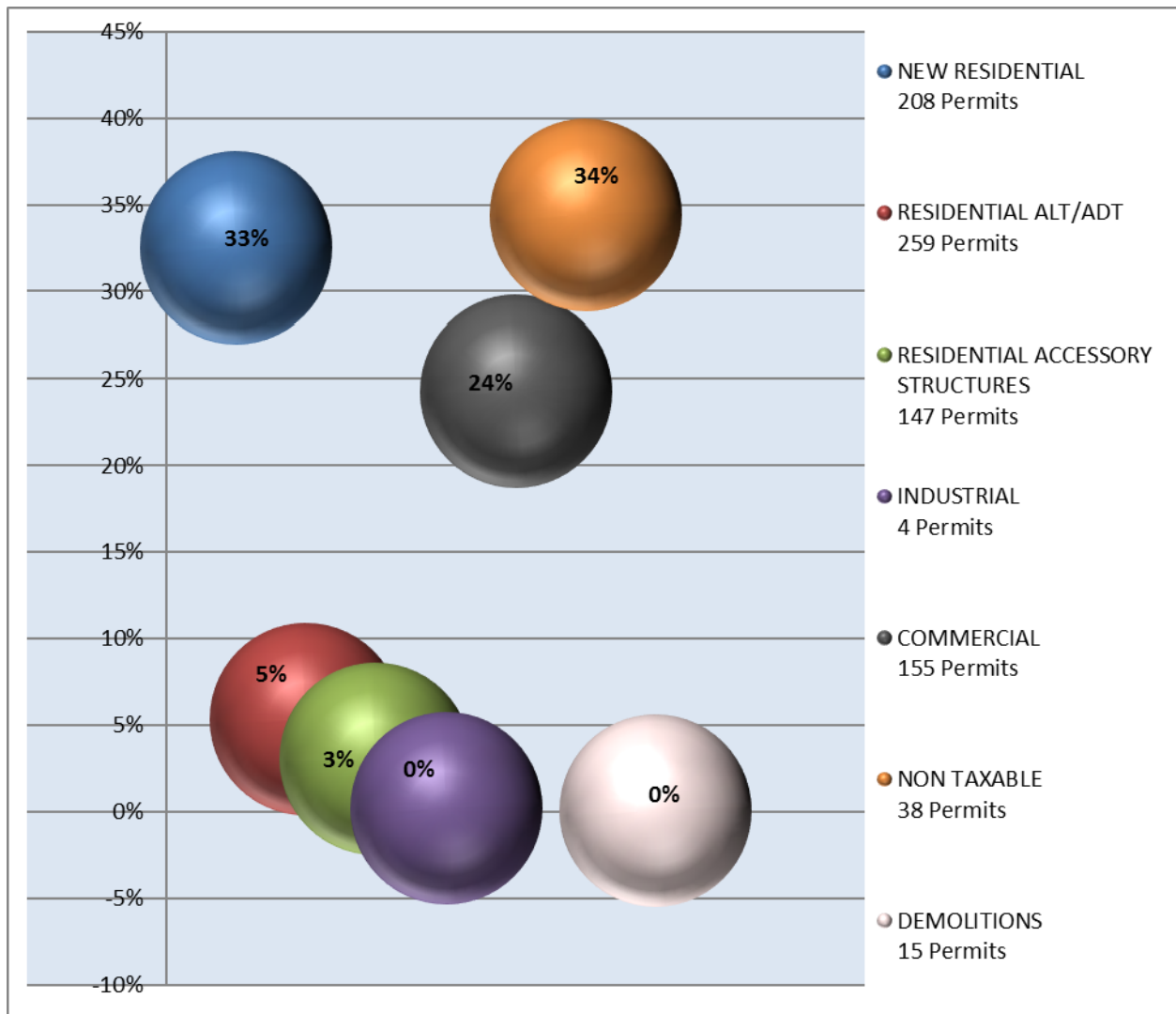
## PERCENTAGE OF CONSTRUCTION VALUE BY DISTRICT 2016



# CONSTRUCTION VALUE BY CLASSIFICATION 2016

TYPE	NO. PERMITS	VALUE
NEW RESIDENTIAL	208	\$36,302,818
RESIDENTIAL ALT/ADT	259	\$6,000,541
RESIDENTIAL ACCESSORY STRUCTURES	147	\$3,417,731
INDUSTRIAL	4	\$276,134
COMMERCIAL	155	\$27,115,703
NON TAXABLE	38	\$38,377,241
DEMOLITIONS	15	\$116,823

## PERCENTAGE OF CONSTRUCTION VALUE BY CLASSIFICATION





## VALUE OF CONSTRUCTION BY CLASSIFICATION

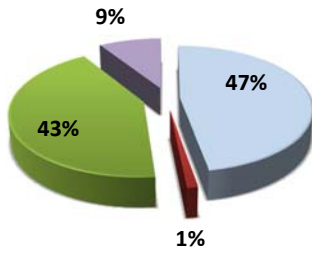
	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	CRAIGSVILLE
<b>NEW RESIDENTIAL</b>	\$3,993,000	\$4,470,064	\$3,764,800	\$2,401,900	\$5,976,974	\$6,606,786	\$9,089,294	
<b>RESIDENTIAL ALT/ADT</b>	\$561,941	\$1,063,400	\$1,397,524	\$641,066	\$709,190	\$989,435	\$689,485	\$500
<b>RESIDENTIAL ACCESSORY STRUCTURES</b>	\$350,358	\$461,273	\$403,893	\$975,326	\$422,369	\$370,092	\$374,420	\$60,000
<b>INDUSTRIAL</b>	\$116,134		\$40,000			\$120,000		
<b>COMMERCIAL</b>	\$4,415,588	\$243,889	\$637,700	\$272,000	\$1,758,410	\$1,328,578	\$18,372,538	\$35,000
<b>NON TAXABLE</b>	\$935,334		\$2,960	\$118,400	\$18,336,665	\$1,610	\$18,982,272	
<b>DEMOLITIONS</b>	\$20,000	\$2,700	\$22,073	\$3,500	\$23,000	\$30,050	\$15,500	
<b>TOTALS</b>	\$10,392,355	\$6,241,326	\$6,268,950	\$4,412,192	\$27,226,608	\$9,446,551	\$47,523,509	\$95,500

# TYPE OF CONSTRUCTION BY DISTRICT

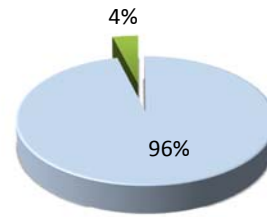
2016

RESIDENTIAL INDUSTRIAL COMMERCIAL NON TAXABLE

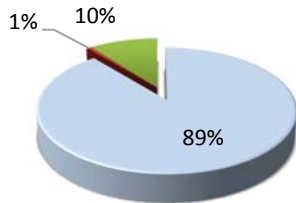
## BEVERLEY MANOR



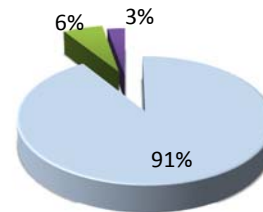
## MIDDLE RIVER



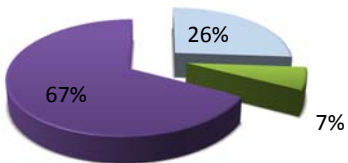
## NORTH RIVER



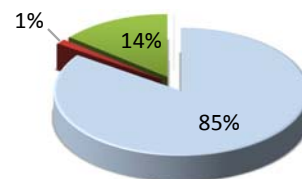
## PASTURES



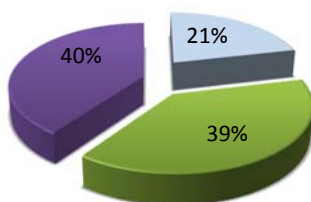
## RIVERHEADS



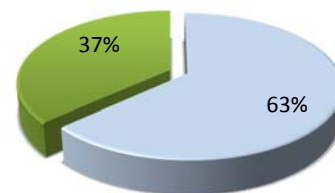
## SOUTH RIVER



## WAYNE



## CRAIGSVILLE



**NON RESIDENTIAL PERMITS VALUED AT \$100,000 AND OVER**

**BEVERLEY MANOR**

Dixie Gas & Oil Corporation	Modifying Dock & Opening	\$101,134
BT-NEWYO, LLC	Sprinkler Alterations	\$115,900
AT&T Mobility	Antennas	\$120,000
Judith L. Roller	Repair Fire Damaged Dentist Office	\$150,000
Victory Worship Center & Outreach	Addition to Rec Center	\$150,000
AT&T Mobility	Tower Reinforcement	\$210,239
Rent Anytime Storage, LLC	Self Storage Building	\$222,900
Rent Anytime Storage, LLC	Self Storage Building	\$336,000
CMA Properties, Inc.	Service Bay	\$400,000
Staunton Mall, LLC	Exterior & Interior Renovations	\$500,000
Eagles, LLC	Addition	\$553,000
Victory Worship Center & Outreach	Recreation Center	\$600,000
Libby Orchard Hills, LLC	Dialysis Center	\$1,000,000

**NORTH RIVER**

Rouge River Farms, Inc.	Remodel for Cooler Box	\$200,000
Rolla Mill Enterprises, LLC	Office Building	\$350,000

**PASTURES**

Cestari Sheep & Wool Co.	Law Office & Showroom	\$130,000
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**RIVERHEADS**

Benjamin & Amanda Yoder	Warehouse	\$117,400
Vertical Bridge Development	Tower	\$200,000
Cana Barn, Inc.	Event Barn Above Dwelling	\$480,000
Autozone Development, LLC	Auto Parts Store	\$700,000
Augusta County School Board	School	\$18,229,665

**SOUTH RIVER**

Turn Key Properties, LC	Change of Use - Remodel for Adult Care Facility	\$100,000
Commonwealth Holdings, LLC	Remodel	\$111,400
Michael J., McGinnis, Jr., Trust	Remodel Exst. Office Area	\$120,000
Karl & Pamela Millsap	Warehouse	\$161,153
Hershey Chocolate of Virginia, Inc.	Re-Roof	\$729,089

**WAYNE**

Kevin H. Lacey, Inc.	Repair Fire Damage	\$100,000
KM Augusta, LLC	Office Addition	\$112,000
DKPCI Holdings, Inc.	Addition for Office Space	\$125,000
Augusta County School Board	Water Storage Tank	\$143,999
Augusta Health Care, Inc.	Remodel Cardio Clinic	\$203,918
Epic Commercial, LLC	Fitness Center	\$350,000
Augusta Health Care, Inc.	Replace Int. Doors & Windows	\$529,747
Augusta Health Care, Inc.	Remodel Respiratory Therapy Area	\$580,000
Augusta Health Care, Inc.	Remodel Cancer Center	\$727,869
Farmers and Merchants Bank	Bank	\$1,106,467
Augusta County School Board	Addition to School	\$2,000,000
Augusta Health Care, Inc.	Remodel ICU	\$2,380,841
Gateway Senior Living, LLC	Assisted Living Facility	\$11,863,908
Augusta County School Board	School	\$16,687,891